

# THE PROPERTY



10314 COUNTY ROAD 417A  
NAVASOTA, TEXAS

*Picture yourself enjoying...*

Located just a couple of miles outside the city limits, this property combines privacy, natural beauty, and convenience. Enjoy peaceful evenings watching wildlife and walking amongst the towering trees.

Offered at \$975,000



## *Home Features*

- 3 bedrooms, 2 Baths
- 1,879 sq ft home
- Wood-Burning Fireplace
- Arched Doorways
- Tray Ceilings
- Wood Floors
- Built-in Window Seat in Guest Bedroom
- Spacious Bedrooms
- Screened-in Porch was Remodeled to Add an E
- Walk-in Shower in Primary, Vanity Double Sinks
- Reverse Osmosis Filter / Water Softener
- Additional Minisplit in Primary Bedroom to Reduce Electric Bills
- Sink in Laundry Room
- Built-in Stairs to the Decked Attic above the Garage
- 2-Car Garage
- Gutters

## *Land & Exterior Features*

- 22.4 Acres with Wildlife Exemption
- No Restrictions
- County Maintained Paved Road
- Creek Runs Along Backside of the Property
- Storage Shed
- Large, Mature Oak & Cedar Trees
- No Flood Zone
- Electric - MidSouth
- High Speed Fiber Optic
- Aerobic Septic
- Water Well for Irrigation
- Public Water through G&W Services

## *Negotiable Conveyable Items*

- Refrigerator
- Washer & Dryer
- Tractor & Implement
- Riding Lawnmower
- Generator
- Saw
- Other Lawn Equipment